

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



328 Magnolia, Erma, NJ, 08204

Price \$675,000.00



## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 444           |
| Listing #    | 253238        |
| Taxes        | 7612.00       |

## COMMENTS

Welcome to your new sanctuary! Nestled in a peaceful neighborhood, this spacious home is ready for you to make it your own. The property features 3 bedrooms and 2.5 baths, boasting 2,860 sq. ft. of versatile living space. As you approach the front door, you'll be greeted by a generous, covered porch—perfect for enjoying your morning coffee or unwinding in the evenings....

## PROPERTY FEATURES

|                                                     |                                                                                                                             |                                                                                   |                                                                                               |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                   | OutsideFeatures<br>Porch<br>Screened Porch<br>Fenced Yard<br>Sidewalks                                                      | ParkingGarage<br>2 Car<br>Auto Door Opener<br>Concrete Driveway<br>Stone Driveway | OtherRooms<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Eat-In-Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Fireplace- Gas                  | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Stove Natural Gas | AlsoIncluded<br>Blinds                                                            | Basement<br>Crawl Space                                                                       |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned | Cooling<br>Central Air Condition<br>Multi Zoned                                                                             | HotWater<br>Gas- Natural                                                          | Water<br>Well                                                                                 |
| Sewer<br>Public                                     |                                                                                                                             |                                                                                   |                                                                                               |

## CONTACT

Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City

Scan to see Property page.

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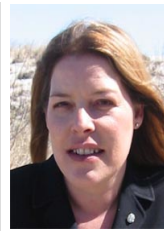
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